



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Wednesday, September 25, 2019

Location: City of Malden Department of Permits, Inspections & Planning Services, 110 Pleasant Street, 2nd Floor, Malden, MA.

Commission Members in Attendance: Barbara Tolstrup, Chair; John Tramondozzi, Vice Chair; Joseph Cesario, Clerk; Inna Babitskaya, Mary Hampton.

City Staff: Michelle Romero, City Planner, Liaison to Commission; Kathryn Fallon, City Solicitor; Nelson Miller, Building Commissioner; Frank Russell, Consultant to Commission.

The meeting began at 10:02 am. Tolstrup chaired the meeting. The Commission received notice that Jon Maiara, 66 Olive Avenue, Malden, would be recording the meeting.

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1. Oak Grove Community Center/6 Grove Street. Request for letter of support of Oak Grove Improvement Association re: CPA Application.
The Commission reviewed and approved the revised letter of support for the project. Tolstrup signed the original letter to be submitted.

Motion by Tramondozzi, seconded by Cesario; motion passed (5-0); all voted in favor.

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2. Notice of Intent to Demolish Building/Application for Demolition Permit (Application #CMID 030844-2019) Determination of Significance, Section III (6), Demolition & Alteration Delay Ordinance: 45 Holyoke Street, Malden, MA.

The Commission decided to contract for services with its consultant, Frank Russell, to conduct the inventory/survey of the property and prepare the MHC Form B.

Motion by Tramondozzi, seconded by Cesario; motion passed (5-0); all voted in favor.

3. The Commission reviewed its upcoming meeting schedule:
 - a) October 17, 2019 at 6pm: Regular meeting
 - b) October 17, 2019 at 7pm: Public hearing re: 45 Holyoke Street pursuant to Determination whether Building is Preferably Preserved, Demolition Delay Ordinance.

4. Status update for Building Determined to be Preferably Preserved/Demolition Permits Delayed per Section III (10), Demolition & Alteration Delay Ordinance: 368 Pleasant Street (Permit Application # CMID-030122-2019).

Roberto DiMarco, Attorney for owner/Applicant, and Linda Neshamkin, project architect, presented information about portions of the existing building that may be salvaged and incorporated into the design of the proposed new building, “if possible,” such as some of the columns, the main granite steps, granite slabs found on the grounds, the portico and the “dance hall” interior; and proposed adding an oculus window, moving the flag pole, allowing the Commission to review the paint color palette, and installing a historic plaque in a proposed “mini park.”

The Commission requested architect’s renderings or “thumb-nail” sketches of how the elements would be preserved and incorporated. The Commission reiterated its desire to work with the Applicant. The Commission discussed how historic preservation may include renovation, reuse and replication.

During the course of the meeting, Applicant’s attorney repeatedly requested immediate action by the Commission to remove the delay of the demolition permit and repeated its threats to file litigation against the City, including referencing a “lawsuit waiting to be signed” on his office desk.

The Commission reviewed important historical features of the property, including the main entrance, Italianate style, double gables, columns, front facade, side portico, oculus window, granite steps, estate setting and grounds, and hall. Commissioner Babitskaya expressed her opinion that the entire building and/or large elements should be preserved.

The Commission discussed proposed paint color review and decided it would not review the paint color, trusting that it would be appropriate.

Applicant requested that the Commission provide a letter that itemizes which historical elements of the existing building and property that the Commission is requesting to be preserved and/or incorporated into the new project.

The Commission identified the following historical elements: oculus window, side portico (includes hood roof, columns, pilasters, arch/arched window); granite steps; estate setting and grounds. The Commission directed Romero to draft and send a letter.

Motion by Tramondozzi, seconded by Cesario; the motion passed (4-1); Cesario, Hampton, Tramondozzi and Tolstrup voted in favor, Babitskaya voted in opposition.

The Commission stated its intention to review the requested sketches promptly upon receipt and invite Applicant to a meeting where the matter will be discussed further.

The meeting adjourned at 11:55 a.m.

Respectfully submitted,
J.Cesario, Clerk